

Work Session Meeting Minutes November 15, 2016

A work session of the Hulmeville Borough Council was held on the above date at the Borough Hall, 321 Main Street.

Councilmembers Present: Thomas Wheeler, President, Debbie Mahon, Vice President, Judy Coleman, Mallory Menta, Mayor Harris, Dan Mandolesi, and Dale Walton Jr.

Councilmember's Absent: Nick Lodise.

Other's in Attendance: Solicitor Robert DeBias, and Secretary Dorothy Omietanski

Guests in Attendance: Ira Romberger

Call to Order: Mr. Wheeler called the meeting to order at 7:37 pm; all those present joined in the Pledge of Allegiance.

Snow Plowing:

- Ossco cannot afford the insurance for snow plowing roads, so they will not be able to snow plow for the borough if the need should arise before the new contract is signed. Mr. Wheeler tried calling 4 Seasons, but they never returned his call. Mr. Wheeler contacted Denucci and they offered to cover the snow plowing, but will not snow shovel. Mr. Mandolesi offered to contact Boone to see if they do snow removal.

Public Comment:

- Mr. Romberger wanted to bring to council's attention that the cross walks at Trenton and Bellevue still has not been repainted. He explained to council that the American with Disabilities Act, a Federal Law, requires that crosswalks be maintained. He also wanted to point out that the pedestrian traffic light buttons at Trenton and Bellevue are not working and a hole in the road at Green Street and Bellevue is very dangerous. The hole is full of leaves and someone could easily trip not knowing there is a big dip in the road. Mr. Mandolesi explained that PENDOT will not repair the road, and that the responsibility lies with the homeowner, who was contacted regarding the issue. Ms. Coleman recommended that council place flags at the traffic light to assist people as they cross the road. Newtown Friends uses flags at a dangerous traffic light by the school, and it helps keep the children safe as they cross the road. Mr. Wheeler will contact Armour to fix the buttons on the traffic lights, and he will look into painting the lines. With regards to the line painting there may need to be at least 2 police officers available during the line painting process to manage traffic. Mr. Mandolesi will talk to Ms. Juno regarding the hole at Bellevue and Green. The resident will need to be formally notified of the violation.

Open Space:

- Mr. Wheeler spoke to Dave Johnson regarding the open space grant money. Mr. Johnson confirmed that they will not be extending the program past the New Year. Hulmeville can transfer their funds to be used for improvements of the Evan's Farm in Middletown Township. Council would need to pass a resolution to transfer the funds.
- Before transferring any funds Mr. Wheeler wanted to propose that some of the money be used toward improvements in Hulmeville. Hulmeville would have to match the funds by 25%. Ms. Coleman suggested adding mulch to the playground. Mr. Wheeler informed council that the Hulmeville Historic Society did have plans at one time to place a pavilion at the playground. Mr. Wheeler also suggested putting the funds toward making improvements to Memorial Park. Mr. Walton said he believes the American Legion would be willing to pay

for 10 to 15% of the 25% cost to improve the war memorial. Ms. Mahon suggested that part of the Memorial Park improvements should include pruning the trees.

Bill Wheeler arrived at 8:30pm

- Ms. Menta will contact Marcy regarding the pavilion to see what paperwork they have, and to determine the cost involved. Mr. Wheeler will contact Mr. Johnson to confirm that the money can be used toward the projects council discussed. Ms. Mahon will get a cost on pruning the trees at Memorial Park.

Solicitor Report:

- Police Body Cameras – Mr. DeBias did some research on body cameras rules and regulations regarding the cameras and storage of the film. Mr. DeBias found that the information on line varies tremendously. There seems to be no real guidelines, and each municipality seems to be developing their own policies. The police committee needs to discuss this matter with the police, and set guidelines. They need to set standard procedures, and adopt a policy by resolution.
- Construction Easements – Mr. DeBias wanted to bring to council’s attention that there are 4 temporary construction easements still active from the bridge construction. Mr. DeBias recommends that in December council votes to terminate these easements and sign a termination agreement.
- Zoning Ordinance Amendments – Mr. DeBias distributed the changes proposed by Mr. Canales regarding the new recommendations for flood plain. The recommended changes are as follows:

SECTION 1. Section 27-703.2.B.(2) of the Zoning Ordinance is amended to repeal this section in its entirety.

SECTION 2. Section 27-703.3.A of the Zoning Ordinance is amended to repeal and replace the first sentence in the paragraph with:

The Zoning Officer is hereby appointed to administer and enforce this ordinance and is referred to herein as the Floodplain Administrator.

SECTION 3. Section 27-703.3.C.(3) of the Zoning Ordinance is amended to repeal and replace the words “repetitive loss” with the words “cumulative substantial damage”.

SECTION 4. Section 27-703.4.A.(1) of the Zoning Ordinance is amended in full to read as follows:

Any areas of the Borough of Hulmeville, classified as Special Flood Hazard Areas (SFHAs) in the Flood Insurance Study (FIS) and the accompanying Flood Insurance Rate Maps (FIRMs) dated March 21, 2017 and issued by the Federal Emergency Management Agency (FEMA) or the most recent revision thereof, including all digital data developed as part of the Flood Insurance Study.

SECTION 5. Section 27-703.7.B.(5) of the Zoning Ordinance is amended to repeal and replace the words “repetitive loss” with the words “cumulative substantial damage”.

SECTION 6. Section 27-703.9.B.(22) of the Zoning Ordinance is amended in full to read as follows:

New construction - structures for which the start of construction commenced on or after March 21, 2017 and includes any subsequent improvements to such structures. Any construction started after December 18, 1979 and before March 21, 2017 is subject to the ordinance in effect at the time the permit was issued, provided the start of construction was within 180 days of permit issuance.

SECTION 7. Section 27-703.9.B.(35) of the Zoning Ordinance is amended to repeal and replace the words “repetitive loss” with the words “cumulative substantial damage”.

SECTION 8. Section 27-703.9.B.(21) of the Zoning Ordinance is amended to repeal this section in its entirety.

SECTION 9. Section 27-703.9.B.(29) of the Zoning Ordinance is amended to repeal this section in its entirety.

SECTION 10. Section 27-703.9.B of the Zoning Ordinance is amended to add the following specific definition, to be inserted in alphabetical order and all subsequent definitions re-numbered accordingly:

Cumulative substantial damage – flood related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on average, equals or exceeds 25 percent of the market value of the structure before the damages occurred.

SECTION 11. Whenever the requirements of this Ordinance are in conflict with other requirements of the Ordinances of the Borough of Hulmeville, the most restrictive, or those imposing the higher standards, shall govern.

SECTION 12. Provisions of this Ordinance are severable. If any Court of competent jurisdiction shall hold any section, clause, sentence, part or provision illegal, invalid or unconstitutional, such decisions of the Court shall not affect or impair any of the remaining sections, clauses, sentences, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Council of the Borough of Hulmeville that this Ordinance would have been enacted if such illegal, invalid or unconstitutional section, clause, sentence, part or provision had not been included herein.

SECTION 13. This Ordinance shall be effective on March 21, 2017 and shall remain in force until modified, amended or rescinded by Borough of Hulmeville, Bucks County, Pennsylvania.

- In December council needs to authorize submission of the proposed flood plain ordinances amendments to Bucks County Planning Commission and Hulmeville Planning Commission. In January council will authorize advertising for adoption in the February meeting.

Fire Marshal:

- Snow Emergency Check – The check finally arrived for the cost of snow removal last year during the large storm.
- Pallets – The residence on Bellevue Ave. supposedly threw the pallets that were against the house that the Fire Marshal requested be moved into the back wooded area. Fire Marshal Wheeler received a complaint from a neighbor of the resident and he needs to further investigate the complaint.
- NIMS – Fire Marshal Wheeler still has not received any information regarding the upcoming training session.

Budget: Ms. Coleman confirmed with Ms. Omietanski that the budget was advertised.

Borough Hall:

- Basement - Mr. Mandolesi received his third proposal for fixing the water issues in the basement of Borough Hall. The proposal was from Basement Dry, and the total cost is \$3,200, which was the lowest of the three. They will remove all loose debris from the foundation wall and repair all holes and cracks. They will roughcast the foundation walls and exposed footer as well as seal and raise grade in the area the air conditioner enters the building, and install a dry well in the window well. They will also install sump pump in the heater room. Mr. Mandolesi is very happy with the work they have outlined to do, and the cost proposed.

Mayor: No report.

Old Business:

- Fee Schedule – The committee has been working on finalizing the fee schedule. They are working on rental application and inspection, use and occupancy, and the fee schedule. They are going to propose that all rental units register with the borough and every time the unit becomes vacant or sold they will be required to have the unit inspected. If they do not inform the borough of the change in occupancy, and are caught they will have to pay a fine. They are hoping to have everything finalized for the January meeting for councils review.
- Police Reports – Ms. Coleman wanted to bring to council's attention that the police have been working over the budgeted 220 hours per month. Mr. Wheeler and Mayor Harris will review the reports and confirm the average hours they should be working per month for the New Year.
- Carroll Engineering – Ms. Menta distributed a letter from Carroll Engineering regarding potential inflow and infiltration investigations. Carroll Engineering outlined meter evaluations, efforts to reduce base infiltration and wet weather inflows, and costs estimates.
- Police Car – The police car was sold, and the tags were transferred. The sale of the car will be deposited into the general fund.

- Youth Recognition - Ms. Mahon reminded council that they will be recognizing the youth volunteers at the next council meeting. She confirmed that the youth will be Stanley Omietanski, Sarah Omietanski, Daniel Mandolesi, and Josh Buffington.
- Garden Club Cleanup – There has been some confusion as to which group is doing cleanup at Heritage and Memorial Parks. Ms. Mahon would like to know if the Garden Club is going to be in charge of doing cleanup this year. She is hoping to have the confirmation by her next meeting the end of November. Mr. Wheeler suggested setting up a meeting with Debbie, Joe and Mary.
- Tax Reassessment - There still seems to be residential tax reassessments taking place in the borough. If a resident gets reassessed and they do not agree with the assessment they can appeal to the board of assessment, however they would need a home appraisal to support the appeal.

There being no further official business the meeting was adjourned at 9:39 pm; motion made by Mr. Mandolesi seconded by Ms. Mahon.

Respectfully Submitted

Dorothy Omietanski,
Hulmeville Borough Secretary